



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701

APPROVED: _____

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REVISED AGENDA

Wednesday, June 21, 2006

ITEM	TIME	ACTION REQUESTED
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NOTICES AND REMINDERS

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION, AND IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO

PlanningandZoning@fredco-md.net

NOTICES AND REMINDERS

Planning Commission Meetings/ Workshops

Wednesday, June 14th, 2006, Meeting @ 9:30 A.M.

Wednesday, June 21st, 2006 Meeting @ 2:00 P.M.

Wednesday, June 21st, 2006 Meeting @ 7:00 P.M.

Board of Appeals

Thursday, June 22nd, 2006, Meeting @ 7:00 P.M.

Council of Governments

TBD

*Contact The Division of Permitting and
Development Review at 301-694-1134 for
preliminary/final plats, and site plan
agenda items*

- or -

*The Division of Planning at 301-694-1138
for re-zonings, ag-preservation,
workshops, and public hearing agenda
items*

THE COMMISSION GENERALLY BREAKS FOR **LUNCH AT 12:30 P.M.** FOR MORNING/AFTERNOON SESSIONS AND FOR **DINNER AT 5:30 P.M.** FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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AFTERNOON SESSION 2:00 p.m.

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| 1. | <u>MINUTES (If Applicable)</u> | APPROVAL |
| 2. | <u>PLANNING COMMISSION COMMENTS</u> | INFORMATIONAL |
| 3. | <u>AGENCY COMMENTS</u> | INFORMATIONAL |
| 4. | <u>ZONING ORDINANCE TEXT AMENDMENT – ZT-06-04</u> | RECOMMENDATION |

Agricultural Business Council – Requesting an amendment to the Zoning Ordinance to add a definition for Farm Winery, Farm Winery Tasting Room, and Agricultural Value Added Processing, and to amend The Use Chart by permitting Farm Winery and Processing, Agricultural Value Added as a principal permitted use in the RC and AG zones and permit Farm Winery Tasting Room as principal permitted use subject to site plan approval in the RC and AG zones. (Larry Smith, Eric Soter)

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| 5. | <u>MISCELLANEOUS REQUEST</u> | INFORMATIONAL |
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Rear Lot access/Neo-Traditional Design Workshop – Informational Item regarding need to develop neo-traditional design standards when lot size and setback modifications are used in PUD, MXD, and MPDU projects. Proposed Tour and Workshop. (Stephen O'Philips, DPDR and Denis Superczynski, P&Z)

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| 6. | <u>WALKERSVILLE REGION PLAN UPDATE</u> | INFORMATIONAL |
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Staff will be presenting/discussing agency and public comments regarding the Public Hearing Draft Plan. Staff will also be presenting the property owner requests, with six (6) new requests, for the Commission's final recommendation. The Commission may vote on a Recommended Plan and Zoning, or may continue with an additional workshop on June 28. (Hilari Varnadore; Jim Gugel)

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EVENING SESSION 7:00 P.M.

1. REZONING REQUEST–R-06-02 (PUBLIC HEARING)

RECOMMENDATION

Winchester Homes, Inc. (Smith/Cline Property) --_Requesting the rezoning of 264 acres of land from Agriculture (A) to Planned Unit Development (PUD). Located on the east and west sides of Boyers Mill Road, 1,500 feet north of Old National Pike in the New Market Planning Region.
(Tim Goodfellow)

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